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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

6th May 2021



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£250,000

- CONVENIENT POSITION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- LARGE REAR GARDEN

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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DESCRIPTION

The property occupies a popular residential position and stands within a convenient location being just a short walk to Prestatyn's Train Station, High Street with it's popular Retail Park and Promenade. Offering surprisingly spacious accommodation this detached family home is ideally has three reception rooms, conservatory, a modern fitted kitchen, bathroom with four piece suite and four bedrooms. Having the usual refinements of gas heating and double glazing to the majority. It stands in good sized gardens to the rear and viewings is highly recommended.

Hardwood door with glazed windows to side into:-

RECEPTION HALL

16' 11" x 5' 10" (5.16m x 1.80m) With meter cupboard, radiator, laminated floor and dado rail.

SITTING ROOM

19' 1" x 10' 9" (5.83m x 3.28 (max)m) With double panelled radiator, laminate floor, power points and double glazed leaded effect window giving aspect over the front of the property, decorative coved ceiling, feature stained glass port hole window to the side elevation and double glazed French doors giving access into:-

CONSERVATORY

12' 2" x 8' 6" (3.73m x 2.60 (max)m) With power points and timber glazed door giving access to the

rear garden.

DINING ROOM

13' 10" x 10' 4" (4.23m x 3.17m) With laminate floor, picture rail, double panelled radiator, power points and feature fire surround, stained glass leaded porthole window to the side elevation, double glazed 'French' doors giving access on to the rear gardens.

LOUNGE

13' 7" x 12' 4" (4.15m x 3.77m) With double panelled radiator, picture rail, power points, laminated floor and leaded effect double glazed window overlooking the front elevation.

KITCHEN

19' 1" x 7' 10" (5.83m x 2.39m) Having a modern range of fitted units comprising wall cupboards with work top surface, one and a half bowl sink with work top surface, drawers and base units beneath. Range master oven with five gas ring burner and hot plate, extractor hood over, part tiled wall, inset spot lighting to ceiling and leaded double glazed window giving aspect over the rear of the property. Double panelled radiator and glazed door giving access to the conservatory.

Stairs from the Reception Hall lead up to the First Floor accommodation and Landing.

BEDROOM ONE

13' 10" x 10' 4" (4.24m x 3.16m) With radiator, fitted wardrobes with mirror sliding doors and double glazed French Doors giving access to a Balcony which enjoys an aspect over the rear garden.

BEDROOM TWO

12' 5" x 10' 5" (3.79m x 3.18m) Having radiator, fitted wardrobes with sliding doors and double glazed window giving aspect over the front of the property.

BEDROOM THREE

14' 7" x 9' 6" (4.45m x 2.91m) With mock beamed ceiling, radiator, power points, double glazed window to rear and double glazed window giving an aspect over the front of the property.

BEDROOM FOUR

8' 9" x 8' 0" (2.68m x 2.44m) With radiator, picture rail and leaded effect double glazed window giving an aspect over the front of the property.

W.C

4' 5" x 2' 11" (1.35m x 0.90m) Having a low flush w.c and wash hand basin.

BATHROOM

14' 1" x 7' 10" (4.30m x 2.39m) Having a four piece suite comprising tiled panelled bath, low flush w.c, wash basin set into vanity unit, shower cubicle, mock beamed ceiling with inset spot lighting, chrome heated towel rail and part tiled walls.

OUTSIDE

The property is approached over a small driveway providing off-road parking with paved gardens to front. Having a large enclosed south facing garden to the rear with paved patio seating areas, a good size lawn adjoining bounded by timber fencing.

SERVICES

Mains gas, electric, water and drainage are believed available or connected to the property. All appliances and services are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn left onto Meliden road and at the mini roundabout turn right onto Ffordd Pendyffryn and continue past the bus station, over the railway bridge to the traffic lights and continue over onto Bastion Road. Take the second left into Trevor Road and the property can be seen on the left hand side.

